



JAMIE WARNER
— ESTATE AGENTS —



45 Sperling Drive, Haverhill, CB9 9SG

Guide Price £275,000

- Charming location with green view
- Elegant sitting room
- Refurbished bathroom suite
- Three spacious bedrooms
- Practical conservatory with warm roof
- Glass balustrades on staircase
- Exquisite modern kitchen
- Downstairs WC
- Low-maintenance tranquil garden

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Nestled in a charming location overlooking a quaint green, this extensively modernised end terrace house offers three spacious bedrooms. The property features an exquisite kitchen, an elegant sitting room, and a practical conservatory with a contemporary warm roof. Added conveniences include a downstairs WC and a refurbished bathroom suite. The beautiful glass balustrades enhance the staircase and landing, while the low-maintenance rear garden provides a tranquil retreat. Additionally, carport parking is available for your convenience. This delightful home combines style and comfort in a desirable setting.



Council Tax Band: B



Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

Entrance Hall

The entrance is bright and welcoming, featuring an understairs storage cupboard, a radiator, Karndean flooring, and stairs with a modern glass balustrade leading to the first floor.

WC

Equipped with a two-piece suite consisting of a vanity wash hand basin with a mixer tap and tiled splashback, along with a low-level WC, complemented by tiled flooring.

Kitchen

11'6" x 8'1"

A stunning kitchen boasts matching base and eye-level cabinets, offering generous countertop space. It is equipped with a sink featuring a single drainer and mixer tap, as well as an integrated fridge/freezer. The kitchen also provides plumbing for a washing machine, space for a tumble dryer, a fitted electric fan-assisted double oven, and a built-in four-ring ceramic hob with an extractor hood.

Sitting Room

14'1" x 14'5"

This modern sitting room is elegantly presented, featuring a window to the rear and a door leading to the conservatory. The room includes two radiators, and its focal point is a delightful living flame effect fireplace, flanked by alcove cupboards and shelving on either side. Opposite the fireplace is a Victorian-style paneled wall, enhancing the room's ambiance.

Conservatory

The conservatory features a combination of brick and UPVC construction. The current owners have enhanced it with a modern roof and spotlighting, transforming the space into a year-round haven. It includes a radiator, tiled flooring, and French doors leading to the garden.

Landing

The landing boasts modern glass balustrades, loft access, and doors leading to every room.

Bedroom 1

12'9" x 7'11"

A stylish master bedroom featuring a Victorian-style paneled accent wall and a built-in double wardrobe. It includes a front-facing window and a radiator.

Bedroom 2

14'10" x 7'11"

A remarkably spacious second bedroom featuring a window overlooking the garden at the rear, complemented by a radiator.

Bedroom 3

11'3" x 6'2"

A generously sized single bedroom, seldom found in modern three-bedroom houses, features a window at the rear overlooking the garden and includes a radiator.

Bathroom

A beautifully refitted bathroom boasts a stylish P-shaped panelled bath with an independent overhead shower and sleek mixer tap, complemented by a chic glass screen. It features an elegant vanity wash hand basin with a modern mixer tap, a low-level wc, tasteful tiled splashbacks, and a luxurious heated towel rail. The space is enhanced by a front-facing window and lovely wooden flooring, creating a delightful ambiance.

Outside

The property features a low-maintenance garden with an artificial lawn, providing a perfect space for relaxation and children's play. A pathway runs alongside the house, leading to a

gate that accesses the front. The garden is enclosed by timber fencing, with another gate offering access to the residents' parking area.

Carport Parking

The property features a rear carport, offering covered parking for one vehicle.

Viewings

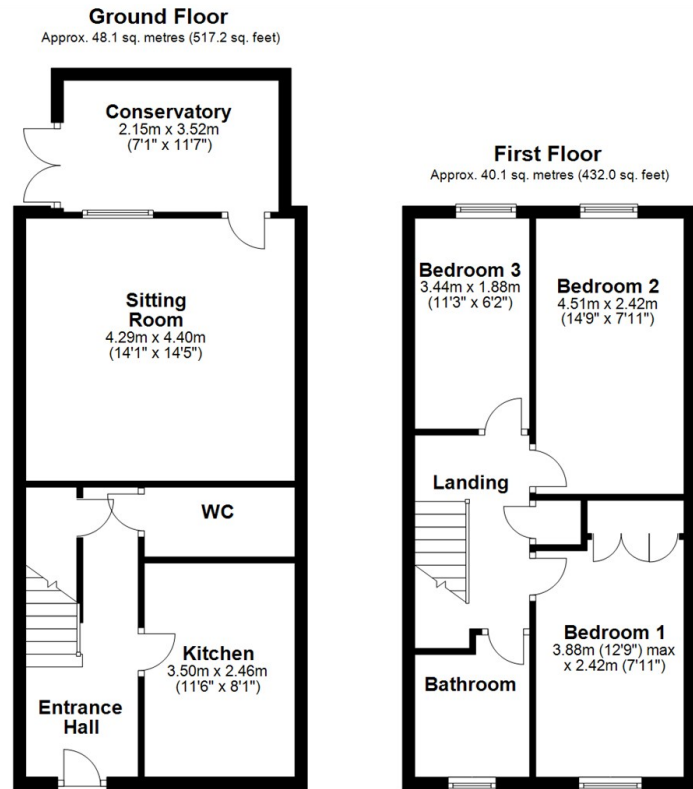
By appointment with the agents.

Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 88.2 sq. metres (949.2 sq. feet)



Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

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